

MEMORANDUM

To: City of Seguin Mayor and Council

From: Pamela Centeno, Director of Planning & Codes

Subject: Zoning Change to Neighborhood Commercial for ZC 28-16

Date: November 28, 2016

Staff has continued to evaluate the existing zoning map of the City of Seguin to identify areas that are not zoned consistently with the existing and historical land uses of the areas that surround them. The residential properties in the 2400-2800 block of W. Kingsbury Street were annexed into the city limits in 2013 and zoned Commercial. While the properties front a major corridor entrance into Seguin, the existing use of these properties is residential. Commercial zoning often poses a problem for existing residential structures when selling the property or applying for refinancing or a home equity loan. In addition, if a residence is destroyed by fire it could not be rebuilt without being rezoned. Since all of these adjoining properties are currently residential staff is recommending a zoning change to Neighborhood Commercial. Residential structures are allowed uses in Neighborhood Commercial.

Staff presented the request to the Planning and Zoning Commission on November 8, 2016. Following a public hearing, the Commission voted to recommend approval of the zoning change to Neighborhood Commercial. Attached please find copies of the Staff Report, map exhibits showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.